

**LABOR, WORKFORCE AND AFFORDABLE HOUSING COMMITTEE**  
**OF THE**  
**SUFFOLK COUNTY LEGISLATURE**  
**Minutes**

A regular meeting of the Labor, Workforce and Affordable Housing Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York on October 11, 2006.

**MEMBERS PRESENT:**

Leg. Kate M. Browning, Chairperson  
Leg. Jack Eddington, Vice•Chairman  
Leg. Vivian Vilorio•Fisher  
Leg. Thomas F. Barraga  
Leg. Lynne C. Nowick

**ALSO IN ATTENDANCE:**

Presiding Officer William Lindsay  
George Nolan, Counsel to the Legislature  
Renee Ortiz, Chief Deputy Clerk  
Marian Zucker, Director of Affordable Housing  
Jim Morgo, Commissioner of Economic Development  
Ben Zwirn, Assistant Deputy County Executive  
Ginny Suhr, Aide to Leg. Vilorio•Fisher  
Marianne Garvin  
Phillip Beltz

Barbara Jordan

**MINUTES TAKEN BY:**

Diana Kraus, Court Stenographer

**(THE MEETING COMMENCED AT 2:43 PM)**

**CHAIRPERSON BROWNING:**

Let me call all Legislators to the Labor, Workforce and Affordable Housing Committee. Thank you. I'm sorry, we're starting a little later than usual.

**PUBLIC PORTION**

Okay. We'll start with our public portion. We have Marian Garvin. It says Marian Garvin.

**THE AUDIENCE:**

Marian Zucker. I worked with her.

**CHAIRPERSON BROWNING:**

No, it says ••

**LEG. VILORIA•FISHER:**

Marian Garvin is here but I think ••

**MS. ZUCKER:**

Can I go first?

**CHAIRPERSON BROWNING:**

Okay. We'll start with Marian Zucker.

**MS. ZUCKER:**

And actually I thought the public portion was going to be after the film but •• and I thought it was going to be a great introduction to the need for affordable housing on the east end of Long Island; both the south fork which Barbara's film so aptly illustrates, but also on the north fork as well. And I'm here before you to speak in favor of IR 2149, which is a final appropriating resolution for a site in Mattituck for development of 22 homes called the Cottages of Mattituck.

I'm here today with Marian Garvin, the President of CDC who's going to be the developer of the site as well as Phillip Beltz, who's the special project coordinator for the Town of Southold. We've been through •• since coming before this board in January of this year for planning steps approval, we've been through change of zone at the town, site plan approval, an approval of the town to let CDC purchase transfer of development rights in order to get the necessary density on the site.

Anyway, I would just ask for your support. We're very excited about this site. And I did want to mention it was also one of the sites that had been presented by the towns to the Workforce Housing Commission and had been endorsed by them as well. Thank you.

**CHAIRPERSON BROWNING:**

Thank you. And next we'll have •• is Marian Garvin here?

**LEG. VILORIA•FISHER:**

Yes, she is.

**MS. GARVIN:**

I am here.

**MS. ZUCKER:**

Excuse me but my boss reminded me to tell about the lottery for the homes for the Mattituck houses assuming •• for Patchogue. Okay? Well, I have two

invitations for you, then. One for the Patchogue lottery which is tonight at 7:00 at the Patchogue Theatre. This is the Patchogue Development 40 workforce homes, 40 market rate homes that was before you in June of this year, I believe. And also if we do have your support and the full Legislature's support for the Mattituck site, IR 2149, the lottery for that housing •• for those housing units is going to be December 9th at 11 AM in the Southold Town Hall. Thank you.

**CHAIRPERSON BROWNING:**

Thank you.

**LEG. VILORIA•FISHER:**

When is the ••

**MS. ZUCKER:**

Patchogue is tonight at 7 PM at the Patchogue Theatre. 7 PM Patchogue Theatre. December 9th at 11 AM. And if you do want to be invited to these, I'd be happy to provide you with written invitations so that when it's closer to the time, you're reminded of the event. It would be great to have you there.

**CHAIRPERSON BROWNING:**

I'm sorry. I probably won't be able to go tonight, but one of my aides is coming. I have an event with some kids in my district so I got to take care of my kids.

**MS. ZUCKER:**

Okay. I also have one other item I actually wanted to mention to you. There's going to be a CN laid on the table at this Tuesday's General Legislature meeting. It's for a planning steps resolution for the acquisition of a site in •• on Greeley Avenue in Sayville. Thank you very much. The site has just recently come on the market which is why we're moving forward so quickly with the CN. It's of course for affordable housing otherwise I wouldn't be speaking of it. And I hope we can count on your support for that as well.

**CHAIRPERSON BROWNING:**

Okay. Okay. Legislator Nowick has a question for you, Marian.

**LEG. NOWICK:**

Marian, once these people are chosen from the lottery, what is going to be the price that they will purchase the homes for?

**MS. ZUCKER:**

The Mattituck price is •• actually the town has been quite diligent at meeting the specific needs of the Southold residents. There's two prices. 184,000 and 214,000.

**LEG. NOWICK:**

The 184 is for one bedroom, two bedroom.

**MS. ZUCKER:**

They're both •• it's all two bedroom, one bath units. This is probably the last detached housing development we're going to see.

**LEG. NOWICK:**

They're all two bedroom.

**MS. ZUCKER:**

They're all two bedrooms.

**LEG. NOWICK:**

Two bath.

**MS. ZUCKER:**

One bath, detached ranch•style houses. Very much in keeping with what you see in hamlet areas out on the east end. Shingles, et cetera. The difference is that some of the •• and it's restricted to people who earn under 80% of median income. And the other units are restricted to people who earn under 100% of median income. The town has been even more restrictive than the County's program in its income requirements.

**LEG. NOWICK:**

And do they get a tax break as far as school property taxes?

**MS. ZUCKER:**

No.

**LEG. NOWICK:**

No. Do you have any idea what those homes are taxed? School property?

**MS. ZUCKER:**

I do know that the Assessor has worked on this.

**THE AUDIENCE:**

Average of 2500 between the two different price quotes.

**LEG. NOWICK:**

The entire tax bill is 2500 for the year?

**THE AUDIENCE:**

Right. Yes.

**LEG. NOWICK:**

The school and otherwise?

**THE AUDIENCE:**

Yes.

**CHAIRPERSON BROWNING:**

That's it? Okay. Legislator Barraga has a question for you, too, Marian.

**LEG. BARRAGA:**

Marian, let me ask you •• good afternoon. At the previous committee hearing the Greeley Avenue site came up. Can you explain to me •• we were taking up another issue and this came up as a side•bar so we really didn't discuss it nor should we, but you brought it up again. But what's the criteria for getting one of these homes? I want to make sure it's clear in my mind. I got the impression that somehow the drawings were for people who are volunteer fire persons and that type of thing or firemen or •• what is the criteria for ••

**MS. ZUCKER:**

For the Greeley Avenue •• the details of the Greeley Avenue will be worked out between the planning steps and when we come in for the final approval for this site.

**LEG. BARRAGA:**

Who's eligible to get the homes? Anyone or is it specific to a certain group?

**MS. ZUCKER:**

I think that there's a stated preference •• policy preference for people who

are in the volunteer emergency services.

**LEG. BARRAGA:**

How is that defined, a policy preference? Does that mean everybody can participate if they're, you know, fall within a certain income range or are certain people excluded?

**MR. MORGO:**

Legislator, first of all, I think Marian made it clear that that is not the case obviously with {Carpa} Beach Village. There is a preference there for people who live and work in the Village of Patchogue. In Mattituck there will be a preference for people who live or work in Southold. But your question about •• this is Legislator Lindsay's idea for the Greeley Avenue homes really can be addressed when you talk about any preference. You cannot •• you cannot exclude anyone from the housing lottery if they meet the income guidelines and they're first time home buyers.

**LEG. BARRAGA:**

Yes.

**MR. MORGO:**

But what's possible to do with •• as long as you have a political subdivision, and that can be the boundaries of a town obviously or a school district or even a post office, a zip code, you can give a weighted preference.

So, for example, if you have 50 homes and you could stipulate that the first 25 of those 50 homes the names will be drawn from these people that you're giving the preference to •• so in other words you have 50 homes, the first 25 names picked everybody lives within the Village of Patchogue. Then for the next 25 you put everybody else in with those 25.

**LEG. BARRAGA:**

How does the Greeley affordable housing preference work?

**MR. MORGO:**

That I don't know yet. All I know is that there was a preference for volunteer fire fighters in Dobbs Ferry, New York where it worked as I described. And it was decided that because you did not have various ethnic groups represented that you couldn't do it. But the way that something like that would work is that the fire fighters would know about it. It would be marketed to them.

They would spread it to their fellow fire fighters or ambulance workers or whatever. And that's how it would be designed for them. But other folks would not be excluded. That's the bottom line, Tom.

**LEG. BARRAGA:**

It's just that when you give a preference to say a village like the people who live in the Village of Patchogue, that's a much bigger pool than a preference to a group of volunteer fire persons in Patchogue.

**MR. MORGO:**

That's right.

**LEG. BARRAGA:**

Getting a preference.

**MR. MORGO:**

Preference might be the wrong word. The word would be that it would be designed with those folks ••

**LEG. BARRAGA:**

It would seem to me that if that was the case, you'd have an awful lot of volunteer fire people getting homes.

**MR. MORGO:**

Yeah, well, the problem is just the opposite. It's very difficult to get people to volunteer to be fire fighters.

**LEG. BARRAGA:**

I understand that. But I think •• you know, I'm not so sure that's a proper incentive to get people to join the volunteer fire department. All of a sudden they get a particular preference that maybe the first 25 of the 50 homes just go to volunteer fire people within a given area.

**MR. MORGO:**

That •• that I don't think legally can happen.

**LEG. BARRAGA:**

I don't think it can either.

**MR. MORGO:**



Yeah.

**LEG. BARRAGA:**

I'm surprised that there's a preference even in a given village.

**MR. MORGO:**

Yeah, you can •• you know, you can do it for a village or you can do for a political subdivision because as long as •• as long as the •• whatever the subdivision is, ethnically diverse so that •• that's the only problem when •• that's the only time you couldn't do it. And the reason that you can't do it is that •• the understanding is that whatever that subdivision is, is doing something, either the zoning or the infrastructure, something to facilitate the homes being located there.

**LEG. BARRAGA:**

But in the case of Greeley, the actual particulars haven't been worked out yet; right?

**MR. MORGO:**

This is just a planning steps.

**LEG. BARRAGA:**

Okay. Thank you.

**CHAIRPERSON BROWNING:**

Okay. Legislator Vilorio•Fisher has a question. Don't go anywhere.

**LEG. VILORIA•FISHER:**

Jim, is that preference like the •• I think it used to be called either the Cop Next Door or the Teacher Next Door, that program that ••

**MR. MORGO:**

You're talking about Legislator •• a program from HUD, which was the Officer Next Door, the Teacher Next Door, where those law enforcement folks were given the opportunity to buy HUD foreclosures at a lower rate. That was the Officer Next Door Program. And it was •• they were able to buy homes that needed significant rehabilitation for a far, far below market price. It didn't work all that well frankly because of some of the problems with a particular mortgage program; the 203K program in the rehabilitation of the homes. It was successful in a few cases. But this whole idea of preferences has been

part of the Workforce Affordable Housing scene for a longtime.

In fact, in Islip there's been preferences in Islip, gosh, going back to the late eighty's. And they've all been judged to be completely legal. You may know that the whole idea of lotteries to select those eligible to either buy or rent the homes really came about because some of the abuses in the first come/first served programs particularly in Island Park •• I'm sure you all remember that in the mid•eighty's •• so that's why the lotteries seemed a fairer, more arbitrary process.

**LEG. VILORIA•FISHER:**

Thank you.

**CHAIRPERSON BROWNING:**

Okay. Presiding Officer Lindsay, you have a question?

**LEG. LINDSAY:**

Yeah. Just to clarify some of the points that were mentioned already, this particular planning steps is just that. It's a planning step. I think the chances of us being successful may be a remote or 50/50 because the property is on the market. I asked the County Executive this morning to come forward with the CN because truthfully I don't want to lose the time because the property could move rather quickly. The details of some of the questions that Legislator Barraga had asked about haven't been worked out yet. It's a conceptual idea. I think it's an idea that's very worthy of our consideration because almost every one of our communities are suffering through the same problem. As housing goes up, it's more and more expensive for our young people to stay in the communities where they're volunteers. And this would give a real incentive to volunteer for this vital community service. And at the same time it would allow our young people to stay in some of the communities that they grew up in.

Will it work out? I don't know. It's something that we, you know, that I really want to explore because I think it could be a solution to a major, major problem. Because if we can't generate volunteers in any of our communities, it's going to be very, very costly to the taxpayers in terms of paid service for both fire and ambulance. And this particular project is located in an area that it borders on three volunteer companies; two fire departments and an ambulance corps. So the pool of people is really large that could apply for this type of preference. You know, if we pass the planning steps, it'll be an

interesting experiment to see if it works out especially if we're successful in bidding on the property.

**CHAIRPERSON BROWNING:**

Thank you. And I still question sometimes what's affordable because even when I look at 182,000, I look at my son. And I don't see that he could afford 182,000. So we have a lot of young people who •• their incomes even combined if they're a young married couple could possibly not afford 184, 200, so, you know.

**P.O. LINDSAY:**

Well, the •• one of the •• again I've talked to the Commissioners of all three departments. And, again, it's in the real early stages, but one of the models they're looking at is affordable rental units for just that reason, you know. And the other reason is that if you sell units like this, you're solving an affordability problem for one generation. If they're rental units, it perpetuates the solution.

**CHAIRPERSON BROWNING:**

We'll see. And then, again, when you pay rent •• we were there. My husband and I were there at one time. Rents were so high we couldn't afford to save to put a down payment on a home so that's another issue.

**LEG. VILORIA•FISHER:**

Well, if I may just comment on that, the way we've have been working affordable housing is so that it precisely doesn't just solve the problem for one generation because when the buyer of that •• the first buyer sells it, it has to continue to be affordable. And we have built into the program the parameters that would keep it affordable but, you know, of course it would go up with the market, but not the way •• you know, nobody can make a wind fall out of this.

**CHAIRPERSON BROWNING:**

So, anyway, we will continue with that problem. We have Marian Garvin this time.

**MS. GARVIN:**

Good afternoon, everybody. I'm delighted to be here to talk with you be the Cottages at Mattituck.

**LEG. VILORIA•FISHER:**

And before you start, may I offer congratulations. Marian is the new President of the CDC. And not that new any more. I guess it's about six weeks?

**MS. GARVIN:**

It's a couple of months actually.

**LEG. VILORIA•FISHER:**

Wow. Well, congratulations.

**MS. GARVIN:**

Thank you very much.

**LEG. VILORIA•FISHER:**

I'm sure you'll do a great job.

**MS. GARVIN:**

I appreciate that. Thank you.

I'm very excited about being able to talk with you about the Cottages at Mattituck. We have worked very closely with the Town of Southold and with Marian Zucker to help achieve the goals of the County with the development of affordable housing. This is a 22 unit subdivision. We have half of the units targeted to families below 80% of the area median income which is the HUD definition of lower income person. And then the other half we have capped at a 100%. And that was really in conversations with the Town of Southold whose town board really felt very strongly that targeting families at that income level was what the need was for the teachers and for the work force in the town.

We have done an analysis of the affordability. Someone made a comment that they weren't sure if their child could even affordable \$184,000, which is the lower priced unit. And because the taxes are so low there and the assessment that was done on the property was done with the understanding in mind that these houses were going to be kept affordable in perpetuity, that makes a very big difference when you're analyzing a family's ability to take out a mortgage and to be able to afford that price house.

The other thing is to try to find a very good mortgage product that has a low

interest rate and to build in some down payment and closing costs assistance which all are going to be offered to these families. And so we have sent applications to over 300 families that were on the housing registry which is the process that needs to take place in the Town of Southold. And 147 applications came back to us. I think the reason we didn't get •• capture more is because all of these housing units are two bedroom. And there are many people on the waiting list for the housing registry that have larger families. And so there was a lot of self selection that was •• that took place.

All of those families went through an education process. They took home buyer education classes that CDC conducted out in Southold. And the families had the opportunity to have a one on one housing counseling that actually looked at their particular situation and analyzed it. And so we feel very confident that we have probably over 100 mortgage ready buyers for these 22 units which gives you a sense of the disparity between the real need and what we're able to produce here. The folks that are not selected in the lottery will actually be the waiting list in case there's any turn•over of the houses going down the line. We have worked very closely with the Town Attorney and have created covenants and restrictions that will not run with the property that guaranty that the houses will remain affordable in perpetuity.

We very carefully drafted these CNR's so that mortgage lenders, financial institutions will be able to make these mortgages; and in the event of a foreclosure be able to be made whole by the Town of Southold. So we've tried very carefully to put every detail in place so that not only will the initial buyers be able to purchase the property, but that down the line and really for the next generation and the one after that, that these units will always be affordable. We feel that's really very, very important.

So that was the main couple of points that I wanted to mention. Phillip Beltz is going to talk about the Town's commitment to this. CDC is extremely excited that we're able to actually be the not•for•profit developer in this instance. And we're happy to be working with the County and hope that we'll be able to do more affordable housing with the County again.

**CHAIRPERSON BROWNING:**

Thank you. And a question from Vivian.

**LEG. VILORIA•FISHER:**



Hi, Marian. I've seen the drawings and I know these are going to be beautiful. But when we on the Affordable Workforce Housing Commission discuss this, not this particular project but in general workforce housing, the comments always arose that we were going to have an impact on school districts. But because these are two bedrooms, you're saying they're not really going to be large families. It's not going to be a huge influx of children coming into the school district. Can you approximate how many kids this will bring into the Mattituck school district?

**MS. GARVIN:**

We were estimating that it may be seven to ten additional school age children. And it is because they're smaller units. Some single people have applied to purchase the housing, some young couples and some older people who have children that are grown. So I think just because they're smaller units you're going to limit the number of children. And I have to say that part of the process that CDC went through when we were contemplating purchasing this property and doing our due diligence because we had to get a change of zone, we met with the school board. And the school board •• as you know a •• if there was any opposition to the number of children, that's where it would come from; from the schools. And in particular Mattituck had their budget voted down in the year prior to us coming in. And so even with that, there was no opposition to the Cottages at Mattituck. And one of the reasons is because the teachers •• there were teachers that needed the housing. So there was really a lot of support from the Chamber of Commerce and from local employers because they recognize very clearly that their young workers need housing.

And in a north fork, and I'm sure you'll hear some of this when you see this film, it's very, very difficult on the eastern end of Long Island to get affordable housing and to meet the need of the local people; the year round residents when you have a resort kind of community and you have people coming out and buying second homes. And it drives up the cost very dramatically of the housing stock. So it's •• this is really going to fill a need.

**LEG. VILORIA•FISHER:**

Thank you.

**CHAIRPERSON BROWNING:**

Thank you.

**MS. GARVIN:**

You're welcome.

**CHAIRPERSON BROWNING:**

And I guess the next one we have is Phillip Beltz.

**MR. BELTZ:**

Good afternoon. My name is Phillip Beltz. I'm the special projects coordinator for the Town of Southold. The position of special projects coordinator was created in early 2004 to assist the Town Board with the development and implementation of policy initiatives; most notably the creation of affordable housing and actually to answer many of the questions that you have before you today.

In two years the Town has facilitated many policies to meet the unique needs of our community; one that has witnessed triple digit increases in the median sales price of housing while attempting to sustain its rural way of life that necessitates the ability of the town to retain its work force.

I come before you to support the Introductory Resolution 2149 authorizing the County to proceed with all steps necessary to purchase the land for the proposed development for the Cottages of Mattituck, an affordable 22 home community in the hamlet of Mattituck. The site was endorsed by the stakeholders of Mattituck and appoint a committee of community members who are residents and business owners within Mattituck to identify areas within the hamlet that they see as being appropriate for greater density which is referred to as {Haler} zones as well as potential sites for affordable housing. This site is one half block from the commercial district of Mattituck and public transportation as well as less than one half mile from a major employer North Fork Bank Operations Center.

Many members of the community and the Town Board are very excited about the opportunity to provide affordable housing; many to households earning below 80% of the area median income. There are over 300 households that have registered for assistance from the Town's Housing Registry. This is the first affordable housing opportunity in the town for many years. The town board has provided the support through awarding a change of zone to affordable housing district to promote density transferring ten sanitary flow credits to the site, approving the declaration of covenants and restrictions to ensure perpetual affordability and authorizing the Supervisor to execute a

development agreement between the Town, the County and the Community Development Corporation of Long Island.

I thank you for your consideration in the funding of this stellar project to meets the needs of our community. And we'll be happy to answer any questions.

And I would just like to make a comment about the dispersal of children into school districts. We put many legislative components into place. And our priority population is to live and work in the town. Priority two is to live in the town and work outside the town. Priority three is to live outside the town and work in the town. Priority four is used to live in the town and wish to return. And priority five are all others. And the thought was that if in fact you're going to make a commitment to affordable housing what will be in all hamlets, that by having priority population of live and work in the town and you're having small sites that really it's very negligible because if you're going to have sites throughout the hamlets, it's really just a shift from the school board •• from school district A to school district B. And I think that that mitigates some of the problems with the concern that it has with the school districts.

**CHAIRPERSON BROWNING:**

Thank you. Any questions? No. What we will do, I know Legislator Nowick has an appointment so we will go ahead with the resolutions and we'll do our presentation right after that.

So, we have no tabled resolutions.

**INTRODUCTORY RESOLUTIONS**

We have **IR 2091, adopting a local law to encourage affordable housing and workforce housing initiatives in towns and villages. (Schneiderman)**

**LEG. VILORIA•FISHER:**

Motion to table.

**CHAIRPERSON BROWNING:**

I'll second that. All in favor? Opposed? Abstentions? Okay. **Motion's**



**tabled. (Vote: 5•0•0•0)**

**IR 2093, adopting a local law to strengthen the Suffolk County Living Wage Law. (Cooper)** Make a motion to approve. Is there a second?

**LEG. EDDINGTON:**

You have to table for public hearing.

**CHAIRPERSON BROWNING:**

Oh, sorry, yes. My mistake. Tabled for public hearing. I'll make a motion to table. Second?

**LEG. EDDINGTON:**

Second.

**CHAIRPERSON BROWNING:**

Legislator Eddington. All in favor? Opposed? Abstentions? Okay. **It's tabled for public hearing. (IR 2193) (Vote: 5•0•0•0)**

**IR 2117 (adopting local law to ensure contractor compliance with Anti•Discrimination requirements) (Viloria•Fisher)**

**LEG. VILORIA•FISHER:**

Motion to table.

**CHAIRPERSON BROWNING:**

Motion to table.

**LEG. EDDINGTON:**

Second.

**CHAIRPERSON BROWNING:**

Second, Legislator Eddington. All in favor? Opposed? Abstentions? Motion's tabled.

We have **IR 2149 authorizing acquisition, conveyance, development and oversight of real property under Suffolk County Affordable Housing Opportunities Program, Cottages at Mattituck, Town of Southold. (County Executive)**

**LEG. VILORIA•FISHER:**

Motion to approve.

**CHAIRPERSON BROWNING:**

Motion to approve. Everybody's jumping on that one. And the motion •• all in favor? Opposed? Abstentions? Okay. Motion carries. **(Vote: 5•0•0•0)**  
And co•sponsor on that, please.

**PRESENTATION**

Okay. I do apologize for holding you up. We have today Barbara Jordan from the League of Women Voters. And talking about affordable housing, she has a presentation for us Trouble In Paradise, the problems we're having on affordable housing on the south fork. So if you would like to continue, Barbara. Thank you.

**MS. JORDAN:**

First of all, I'd like to thank Legislator Browning for inviting me to make this presentation. And I'd like to thank your assistant Josh who was very charming to deal with. And particularly I would like to thank Cary Flack who gave me a one•hour speed learning course from one to two on how to use this lap top because the film is 40 minutes but I'm only showing 18 minutes. There was a problem with the bloop at the beginning, but he even showed me what to do if it froze. I know all the pass words so be careful.

The League of Women Voters, as you know, is a non•partisan political organization. And we do have a position on affordable housing. I have given the clerk copies of this pamphlet which goes along with the film and it has the entire position in there; but suffice to say that what we wanted to do with this film was to educate the public and create a dialogue in our communities to make people more supportive of affordable housing.

In the eighty's affordable housing was not a dirty word or two words. It is today. People have come up with other terms. Community housing, next generation housing, workforce housing. We chose consciously to use the term affordable housing. Because no matter what you call it, it is affordable housing. And it should not be something that people are upset about having in their community.

So we did not feel our local governments were educating the public to the importance of affordable housing nor what it was. And this film defines affordable housing. It demonstrates who it is for. It shows the problems that are happening in our communities because we do not have affordable housing. And it also attacks the commonly held negative myths about affordable housing that lead to NIMBY•ism in our communities. So having said all of that, I'm going to attempt to only show you 18 minutes of this film and we will see.

## **PRESENTATION • FILM WAS SHOWN**

### **MS. JORDAN:**

I would just like to state that in the Towns of Southampton and East Hampton, our median income is at least \$20,000 less than the numbers that are in this chart.

## **FILM CONTINUES**

### **CHAIRPERSON BROWNING:**

Is that Windmill Village? Is that Catholic Charities? No, it's not? Just curious.

## **FILM CONTINUES**

### **MS. JORDAN:**

I'm just going to start it there. Condos, studio, one and two bedroom garden apartments, manor houses and apartments in commercial property. In other words we must think beyond the single family house if we are going to be serious about solving the affordable housing crisis on the south fork.

## FILM CONTINUES

### MS. JORDAN:

I'm sorry I couldn't show you the whole film, but I appreciate your looking at this.

Something was said earlier that excited me. And that's •• I think Marian Zucker said this is probably the last single family project that we're going to see. And the League of Women Voters is urging any of the groups that we go and speak to, and we've been out all across the south fork presenting this film and having dialogue with communities •• members in the community •• and the film has been on LTV in both towns •• to ask people to think in terms of multiple family dwellings. And by that we're talking about something like a manor house. The speech that I gave, you missed most of it. But one of the things •• a manor house is a •• can be a four unit home, four apartments in a building that looks like the architecture on the street. And it only has one entrance so it looks like a single family dwelling. And this can be an affordable situation and can spread people out throughout a community. And the Housing Advisory Board on which I am a member has recommended this and will be recommending this to the Town of East Hampton to consider.

Apartments in the Town. Bill McGinty does say in his speech, and it was said here today there are people who will never earn enough money to own a house. Well, where are they supposed to live? We don't have any place in the Town of East Hampton for them to live unless it's somebody's basement and it's an illegal situation. So we need to think in terms of apartments that are affordable.

Now having said that I'm also on the Town Housing Authority which runs section eight housing. And we are going to be building 26 apartments that are not going to be section eight. The land is coming from the town. And there will be 26 one and two bedroom apartments. Again, that limits the number of children who would be going into a school system. And on one hand that is not fair because there are people who need more than two bedrooms. And none of us from what I'm hearing are really building anything for them.

But the cheapest rents that we can charge because we have to borrow over \$3 million to build these apartments is \$1300 for a single bedroom and \$1600

for a two-bedroom apartment. That includes heat. But that's really all that it includes. And garbage pickup and things of that nature. But that's expensive. And this is really for moderate income people. It is not for poor people. You're going to have to earn a pretty decent salary in order to pay those rents. And perhaps, of course, have two people in a family working. Yes?

**LEG. VILORIA•FISHER:**

Those homes that were shown by the builder ••

**MS. JORDAN:**

Yes, Bill Segal.

**LEG. VILORIA•FISHER:**

Yes, by Segal; how much are those going for?

**MS. JORDAN:**

They're going for around \$180,000. Now I saw you asking a question. In one of the ••

**MS. ZUCKER:**

Some of those homes are built on land that the Town ••

**MS. JORDAN:**

That the Town owns. And that's what I wanted to point ••

**LEG. VILORIA•FISHER:**

Oh, 72H?

**MS. ZUCKER:**

Yes.

**MS. JORDAN:**

That what I wanted to point out to you. One of the programs that the Town of East Hampton has is they have bought property •• we have a housing fund. The previous administration had borrowed \$3 million for the housing funding. And that's the board that I sit on; is to advise the board •• the town board about how to spend the money. They've spent about half that money

buying up pieces of property. And in some cases houses that they have rehabbed for affordable housing. But the land that they bought they will always own; and they will keep these homes affordable in perpetuity. The person will get back the price of the home. They will get back any improvements that they •• she's seen the money many times. She's just with me.

They will get back the cost of any improvements that they've made to the home. And depending on how long they live there •• they have to live there for so many years •• when they sell the house, I think it's the consumer price index that the increase is going to be based on. But the hope is that that house is always going to remain affordable for the time that its being sold in.

**CHAIRPERSON BROWNING:**

Legislator Eddington has a question for you.

**LEG. EDDINGTON:**

I just have a question about if you wanted to do improvements to those homes, does it have to pass the town board?

**MS. JORDAN:**

No, not the town board. I think they would just have to go through the regular Planning Department; the regular regulations for •• like if you want to put a deck on your house.

**LEG. EDDINGTON:**

I'm thinking like if they wanted to add an extension now you're building a bigger ••

**MS. JORDAN:**

I don't believe that has to go to the town board. Marian, do you know?

**MS. ZUCKER:**

Can I jump in? I actually I don't know the specifics of the restrictions for the Town of East Hampton. But often times for units that are perpetually affordable, improvements do need to come to somebody at the town. Not the town board and not the Building Department except for whatever building permits you would need. But to preclude people from kind of supersizing these houses that are meant to remain affordable. I don't ••

**MS. JORDAN:**

That would be the Building Department, I think.

**MS. ZUCKER:**

I would expect that it would go to the housing first, the person who's overseeing the housing transfers.

**MS. JORDAN:**

Oh, okay.

**MS. ZUCKER:**

That would oversee, no, you can't put a pool, no, you can't build a pool house. Things that would really take what's meant to be modest housing and turn it into mansion like housing.

**LEG. EDDINGTON:**

Right. Okay. Thank you.

**MS. JORDAN:**

I also wanted to point out somebody was asking about costs. There is a group of homes, ten homes that are being built off of Queens Lane. And there are several different builders that have been approved by the town board. One of them starts at \$140,000. So the person who has won the lottery and who is going to be able to build the house has a choice of which builder they wish to use and, therefore, how much that house is going to cost them.

**CHAIRPERSON BROWNING:**

Talking about sewage, because that's one of the biggest problems. I know in my district we have a real problem. We have a polluted river because we have cesspools. And, you know, they're obviously looking to do sewer districts or, you know •• are they doing cesspools? I'm trying to figure out how they're taking care of that problem.

**MS. ZUCKER:**

I would say that the south fork •• most everything is septic. You're starting to see the south fork towns stick their toe in the water to allow sewage treatment plants.

**LEG. VILORIA•FISHER:**



Marian, weren't we looking at sewage treatment plants when •• remember when we were on the Affordable Housing Commission by the Gabresky Airport?

**MS. ZUCKER:**

Yes, yes, there is a sewage treatment plant on the Gabresky Airport. There was ••

**LEG. VILORIA•FISHER:**

Weren't we looking to expand that in order to have affordable housing near by?

**MS. ZUCKER:**

Yes. And the political reality of Long Island is that the village board that was proposing that the plant be expanded to support the redevelopment of their downtown areas and the construction of workforce homes in the community was voted out of office.

**LEG. VILORIA•FISHER:**

Oh, yuck.

**MS. ZUCKER:**

Yes. So there's a little push back there. I'd say, you know •• Barbara mentioned this apartment complex that's moving forward in the Town of East Hampton; that's a site that in my opinion could have accommodated a sewage treatment plant. They could have gotten increased density on the site. The rents could have been lower if they were willing to do that. But again there is this •• I don't know what the word is.

**MS. JORDAN:**

Reticence. That's being nice.

**MS. ZUCKER:**

Reticence. That's a nice way of putting it. Reticence to density and sewage treatment plants.

**MS. JORDAN:**

However, we do have a cromaglass glass sewage treatment plant in Montauk for the Rough Rider Housing. And the Housing Authority has the Avalon Apartments there which are right on the back side of Rough Riders. And we



share the cromaglass system for that affordable housing project. So there is one actually in the town.

**MS. ZUCKER:**

There is one. And there's one now in Southampton as well.

**MS. JORDAN:**

Oh, really?

**MS. ZUCKER:**

Yeah.

**MS. JORDAN:**

Where? Oh, at the nursing home?

**MS. ZUCKER:**

No. At the {Port Mertz} at Southampton.

**MS. JORDAN:**

Oh, okay. Having said what I did about apartments, there are some other things I'd like to urge you to consider. Number one is I was asking Legislator Browning about this. If you as a County Legislature can encourage or insist on •• actually I don't want it to be encouraged, I want it to be you must do it •• that any housing that's affordable that's built on county land in conjunction with the town or whatever level of government it is, must be energy star housing. Now the reason we would urge you to consider doing this ••

**LEG. VILORIA•FISHER:**

Marian and I are laughing because when I had the TDR's for the •• what we put in the \$75 million, the SOS that has TDR's for affordable housing, that's a component that has to be adhered to.

**MS. JORDAN:**

Yes.

**LEG. VILORIA•FISHER:**

That we energy efficient homes in our affordable housing program.

**MS. JORDAN:**

And the reason is, that anything that we can do to help people getting their first house that's affordable •• and it's a savings of at least 30%. And look into US Polysteel. That's a concrete •• steel reinforced concrete housing that can save up to 80% of the cost of energy in a given building. I also •• I don't •• and, you know, you may think I'm out of order here, but I would also like to urge you as Legislators to support Fred Fields bill which is an impact fee bill A873, which will tax up to \$8 a square foot any home that's being built more than 3,000 square feet.

**LEG. VILORIA•FISHER:**

I love it.

**MS. JORDAN:**

So if you have a 6,000 square foot house that impact fee will be \$24,000. We would like to urge you to support that. And we'd like to urge you to support the community preservation fund extension to 2 1/2%, the extra half percent going to affordable housing. And that impact fee, by the way, would go to affordable housing. Because we have to find monies to help communities even if it's a matter of buying the land to allow some developer to come in and build affordable housing. They need money to do that. And they can't use CPF funds to purchase land to build affordable housing on. I thank you very much.

**CHAIRPERSON BROWNING:**

Well, thank you, Barbara. I really appreciate it. And I do apologize that we cut you short.

**MS. JORDAN:**

That's okay.

**CHAIRPERSON BROWNING:**

•• and actually made you late. But with all said, we are adjourned.

**(THE MEETING CONCLUDED AT at 3:52)**

**{ } DENOTES SPELLED PHONETICALLY**